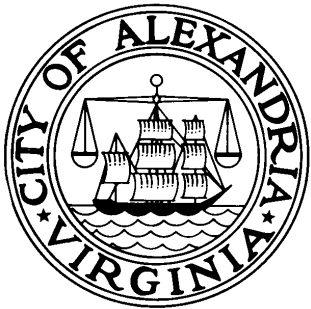


Planning Commission Retreat

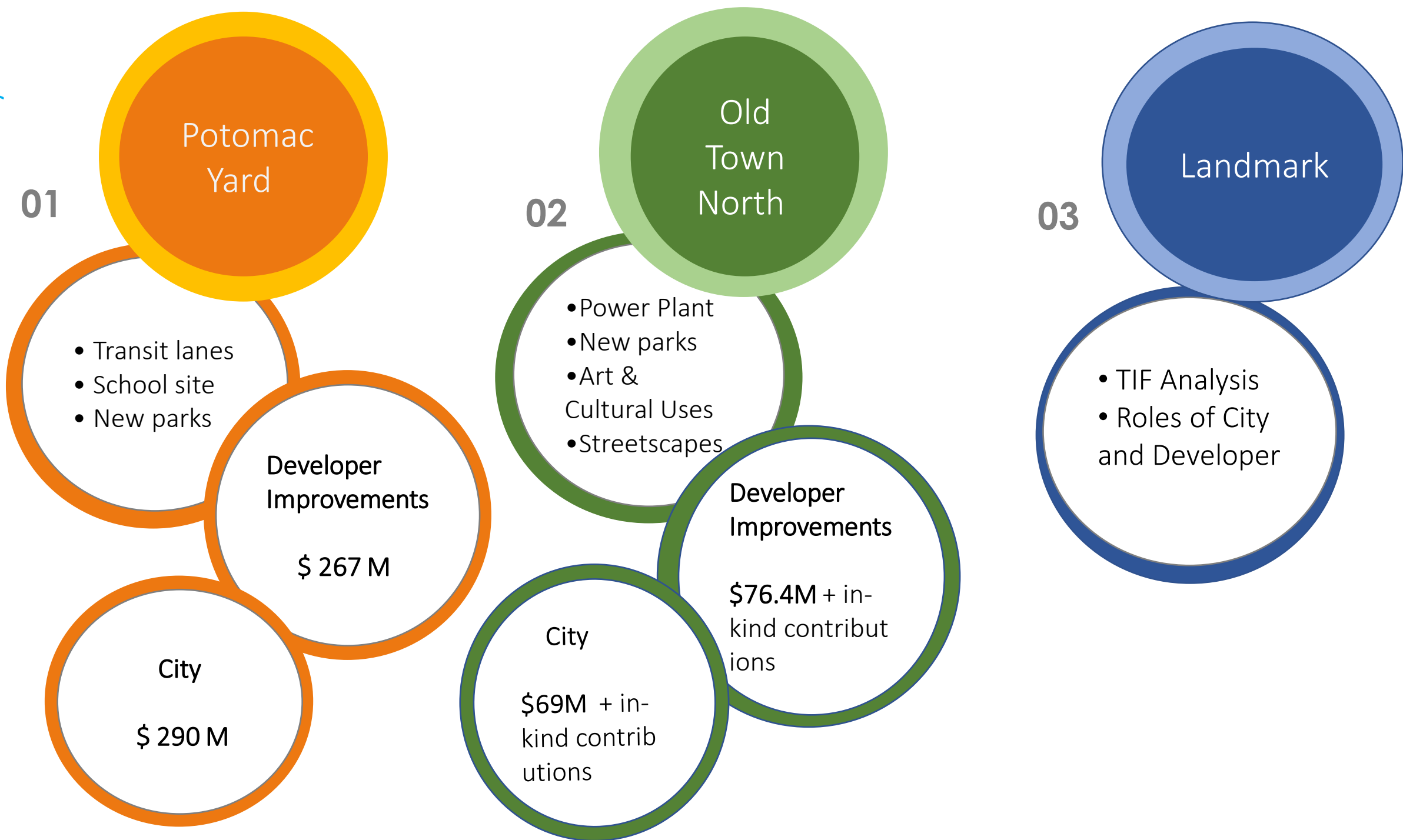
August 24, 2021



agenda

- 12:30 01 Value of Development (NPCD/Development)
- 1:00 02 Negotiating community benefits (NPCD/Development)
- 1:30 03 Tree canopy (Development)
- 2:00 Break
- 2:15 04 Plan Implementation (NPCD)
- 2:45 05 Public Engagement/Equity (NPCD/Development/Equity)
- 3:15 06 Early look at the fall docket (Development/LUS/Equity)
- 3:40 Adjourn

Agenda Item 01: Value of Development



Fiscal Impact of Development

Land Use	Fiscal Impact Ratio
Multifamily	62%
Retail (Restaurant)	89%
Hotel	93%
Office	88%

Net revenue as a percentage of gross revenue. Of each dollar of gross revenue, how much remains after costs to provide City services?

Multifamily residential generates a net revenue of \$.62 for every \$1 in gross revenue.

Office Use generates a net revenue of \$.88 for every \$1 in gross revenue.

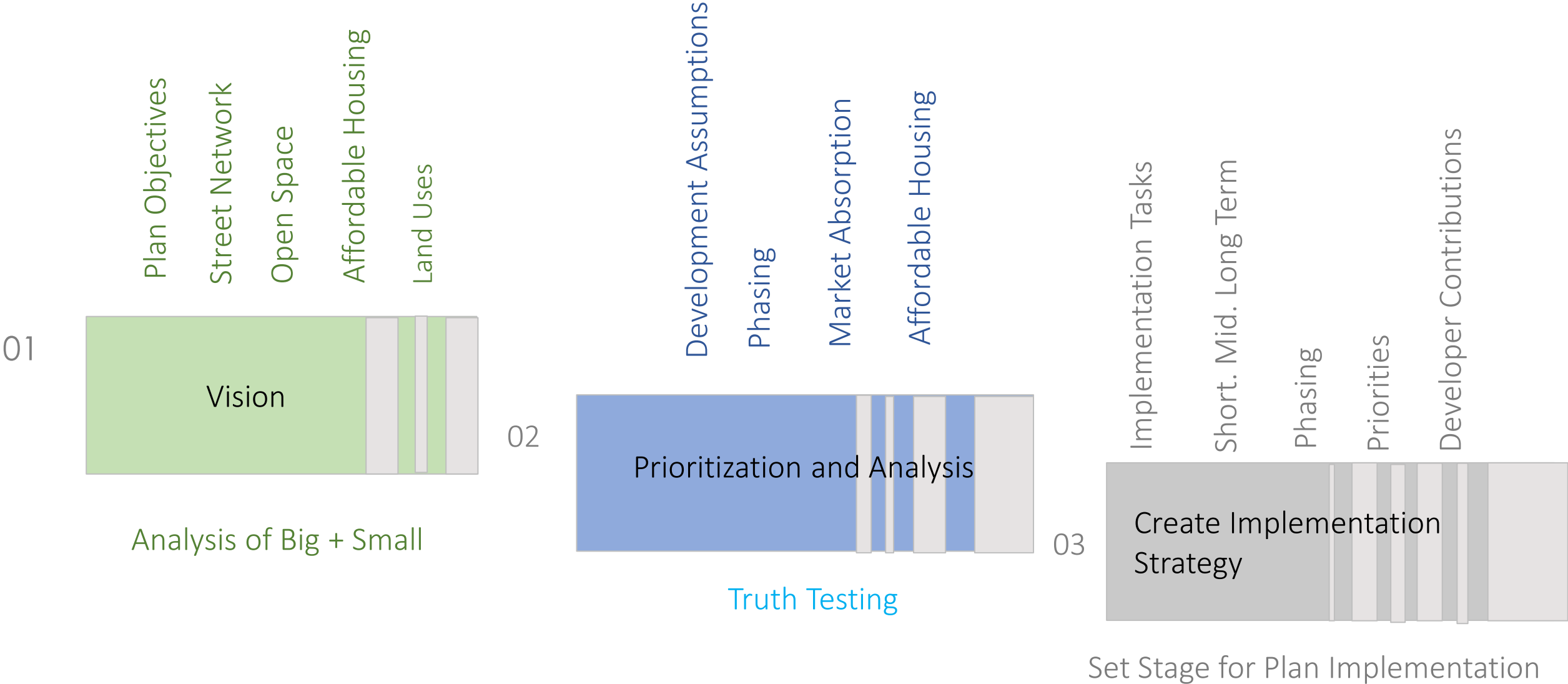
Value of Development : Examples



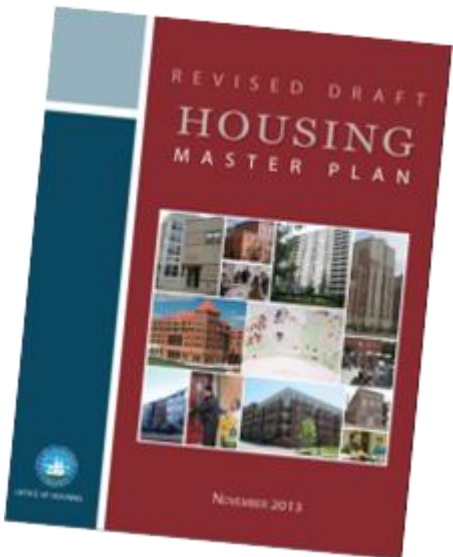
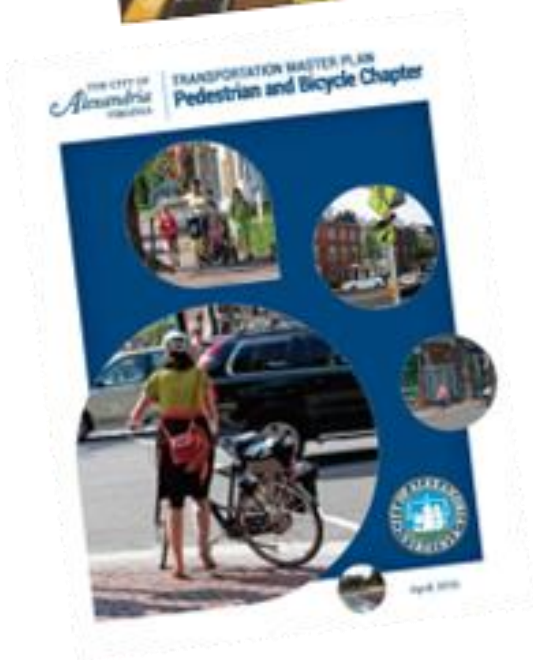
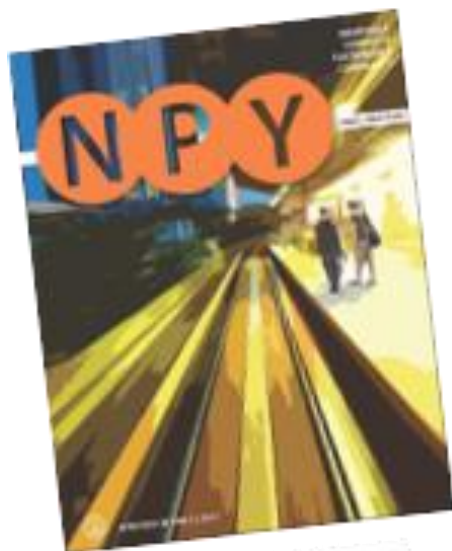
Agenda Item 02: Negotiating Community Benefits

Establishing Neighborhood Priorities - Community Benefits

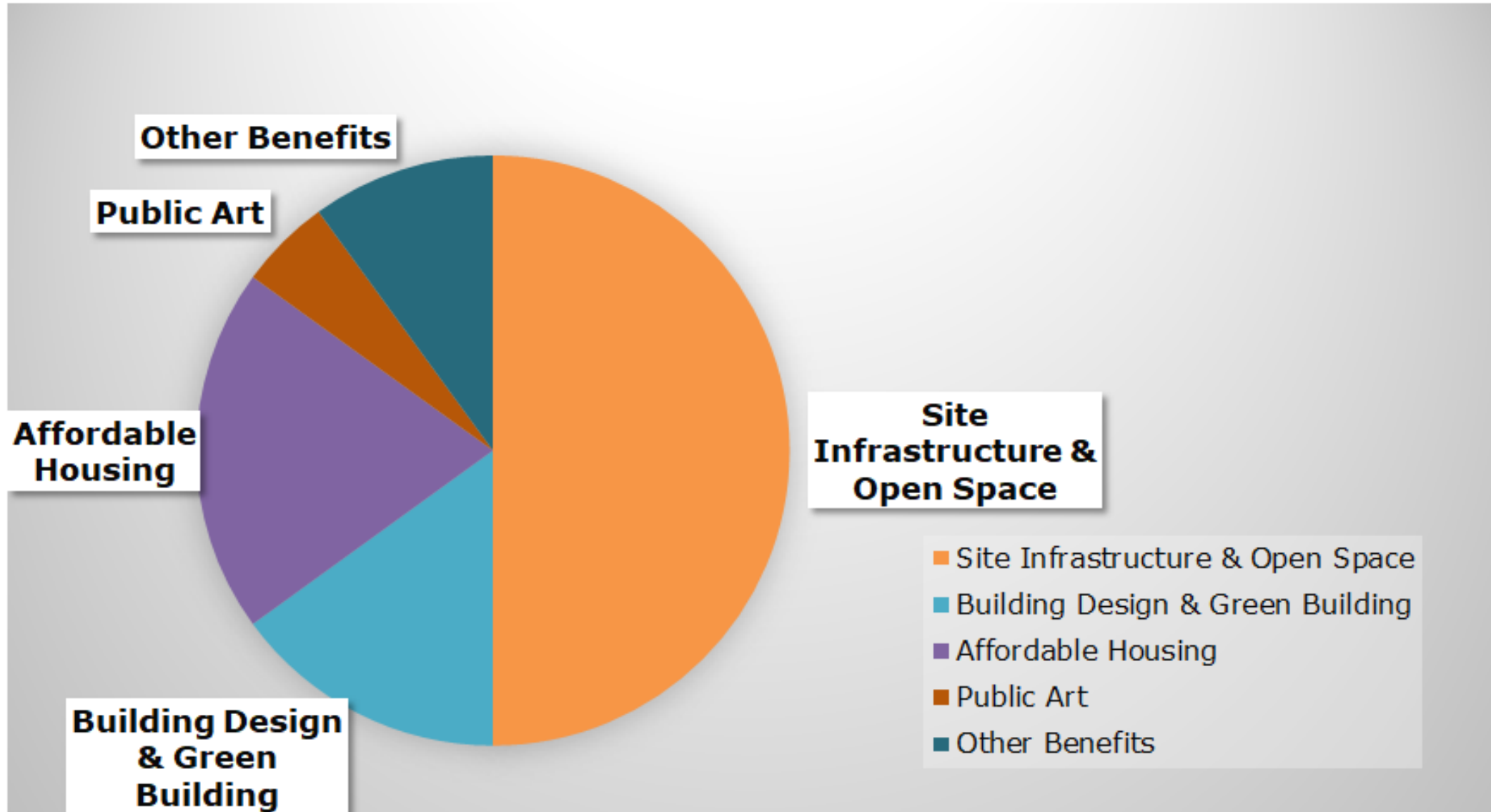
Balancing Vision + Economic Reality



Implementing: City Plans

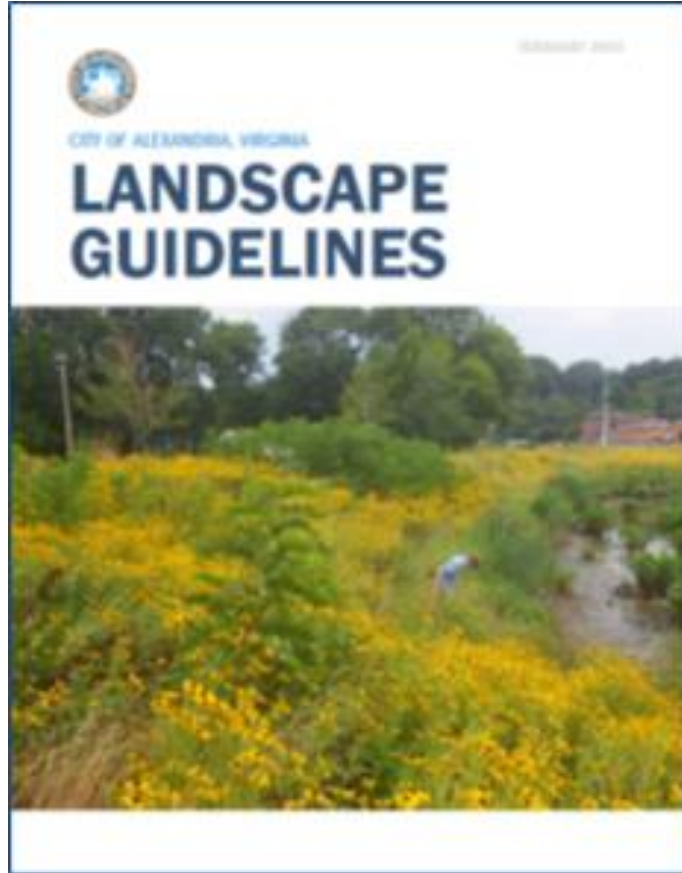


Organizing: Community Benefits



Agenda Item 03: Tree Canopy

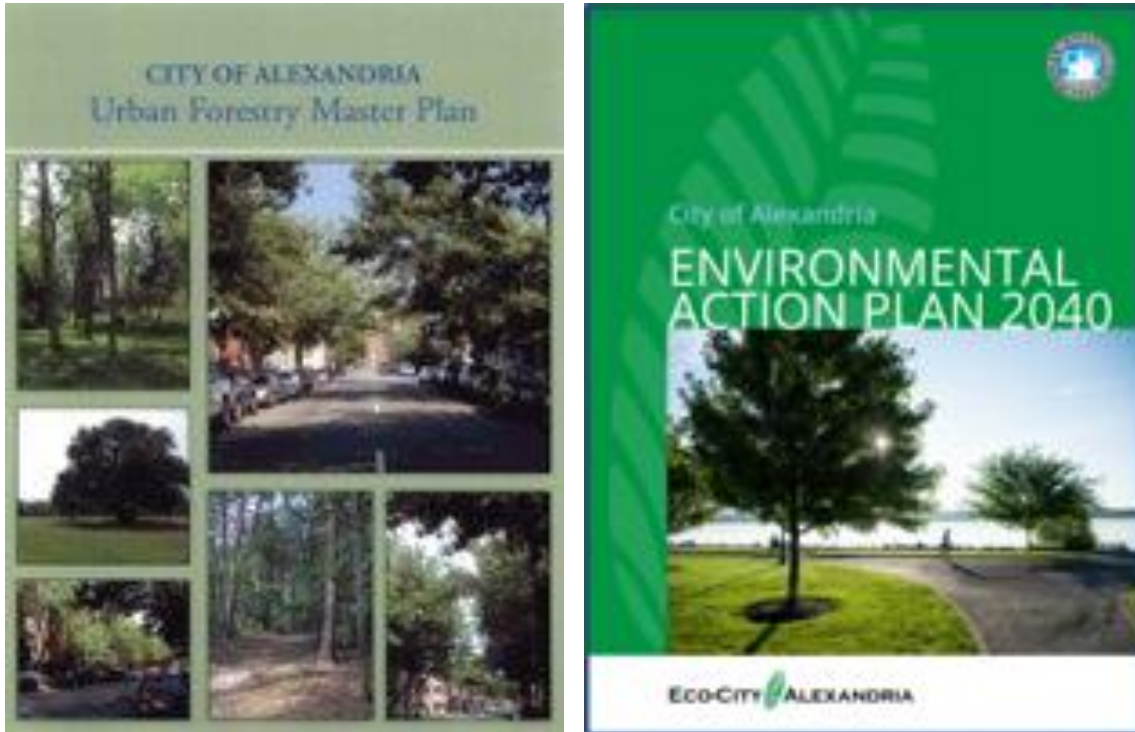
Site Plan Review + City Standards



Z.O. Section 7-2200 – Tree coverage requirement.

“.....For all construction that requires a grading plan, trees must be planted, or existing trees preserved to provide a minimum of 25% canopy cover over the lot. Refer to the City’s Landscape Guidelines to determine tree crown coverage allowances.”

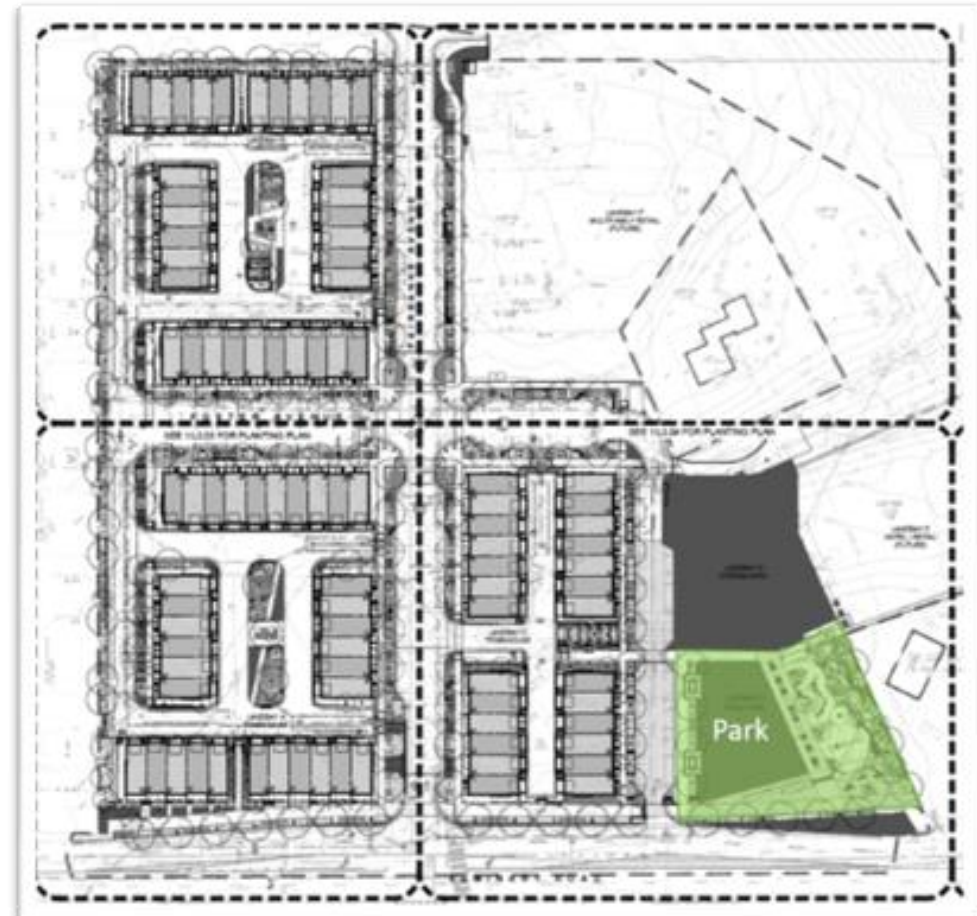
Tree Canopy Goals + Plans



EAP Target: By FY 2035, average overall tree canopy will be a minimum of 40%.

EAP Short-Term Action: By FY2023, update and coordinate the Urban Forestry Master Plan, Environmental and Sustainability Management System (ESMS), and Landscape Guidelines (updated in FY2019) to support increased tree preservation, expansion, maintenance, native species use, and a revised tree canopy coverage goal.

Development Case Study : Upland Park



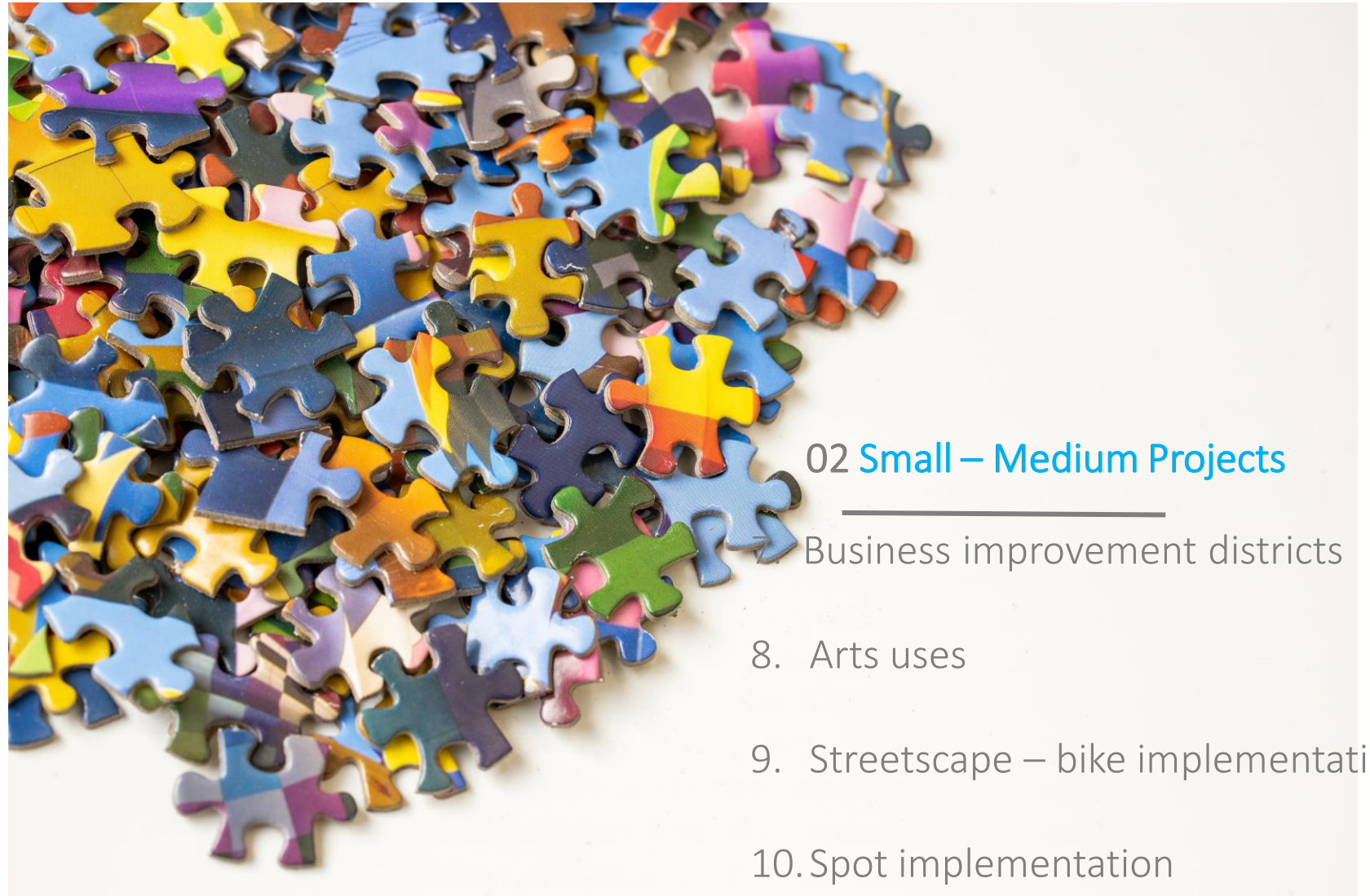
Agenda Item 04: Plan Implementation

Implementation

Managing a Complex Process

01 Large Projects

1. Streets (new and revised)
2. Parks
3. Transit + Metrorail + Infrastructure
4. Civic uses (ex. Schools, fire stations)
5. New buildings – development
6. Affordable housing

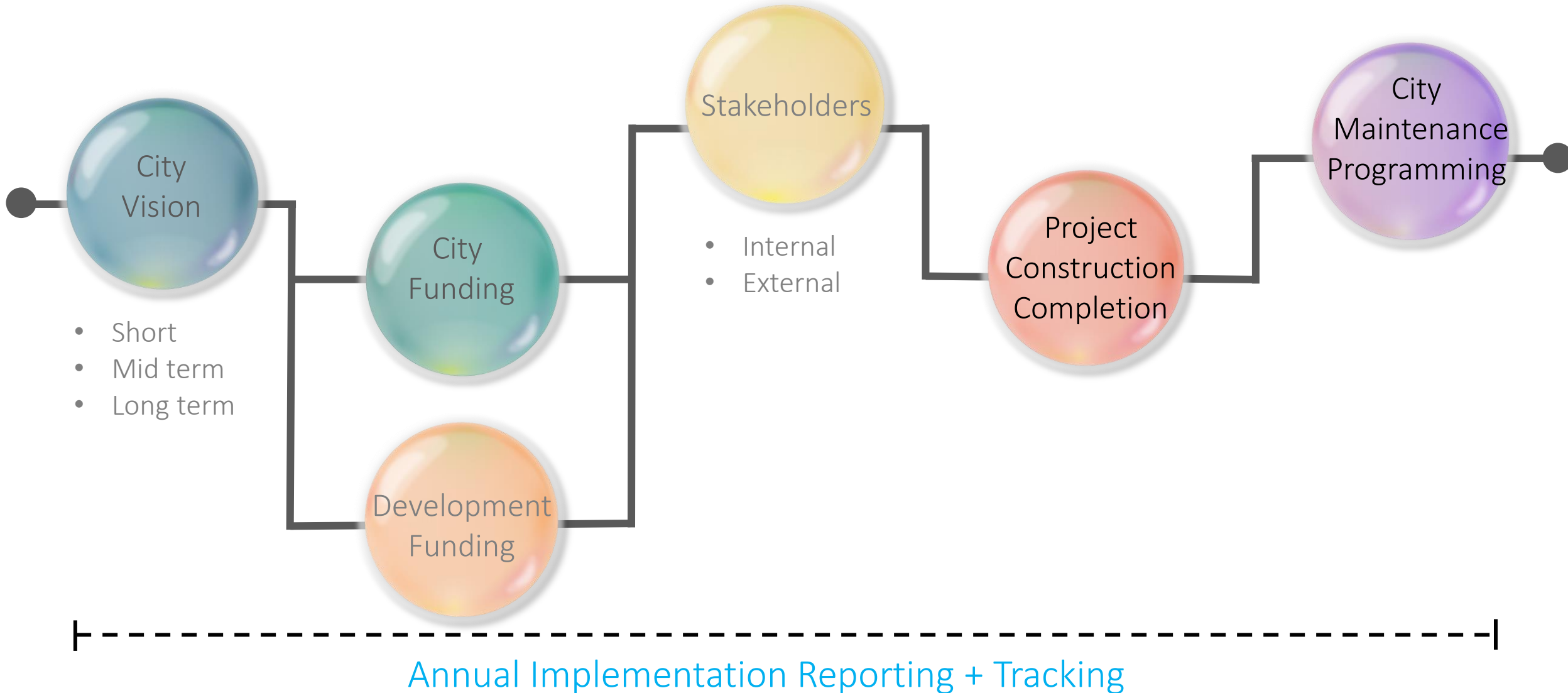


02 Small – Medium Projects

7. Business improvement districts
8. Arts uses
9. Streetscape – bike implementation
10. Spot implementation

Implementation

Managing a Complex Process

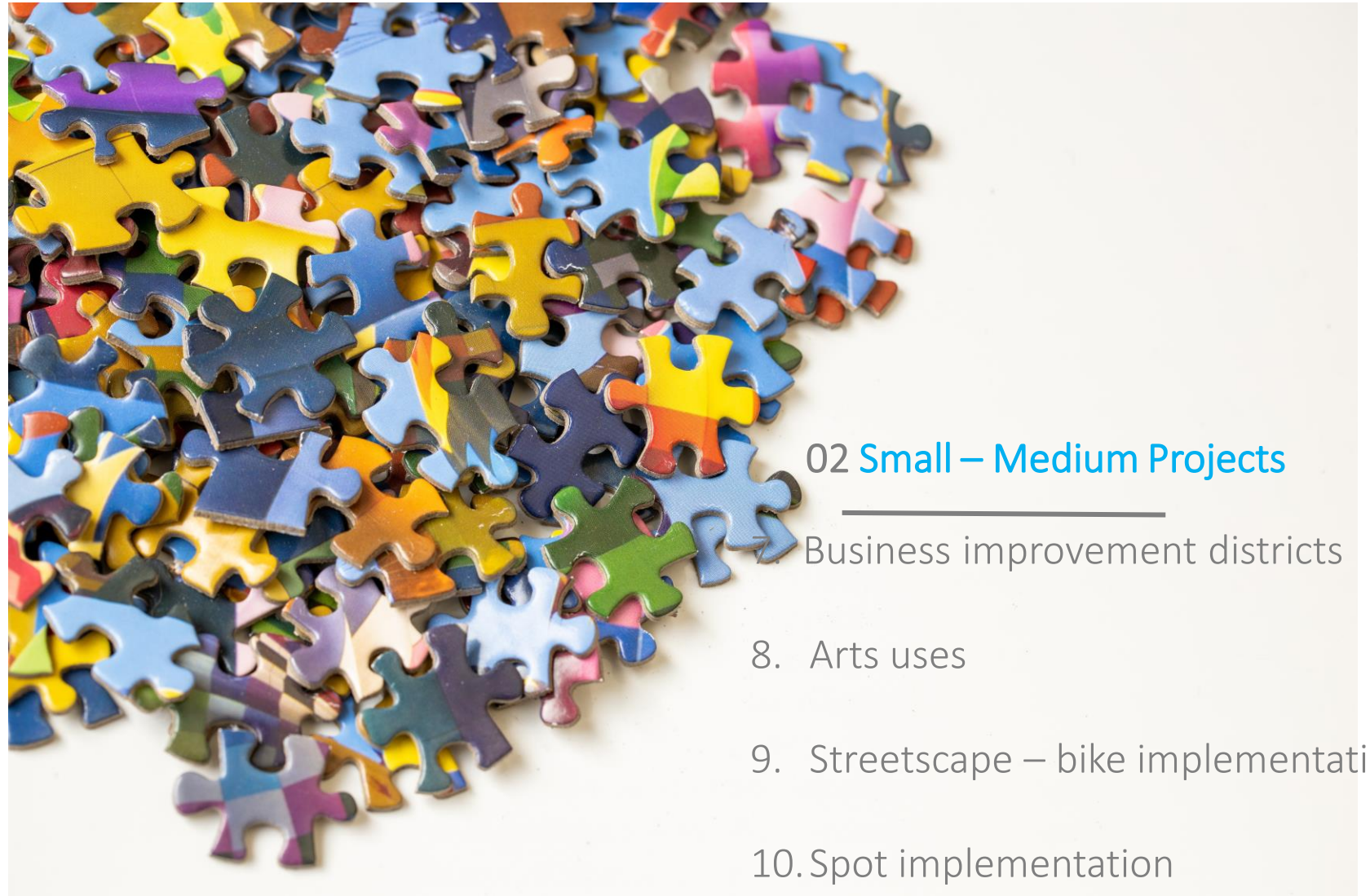


Implementation

Managing a Complex Process

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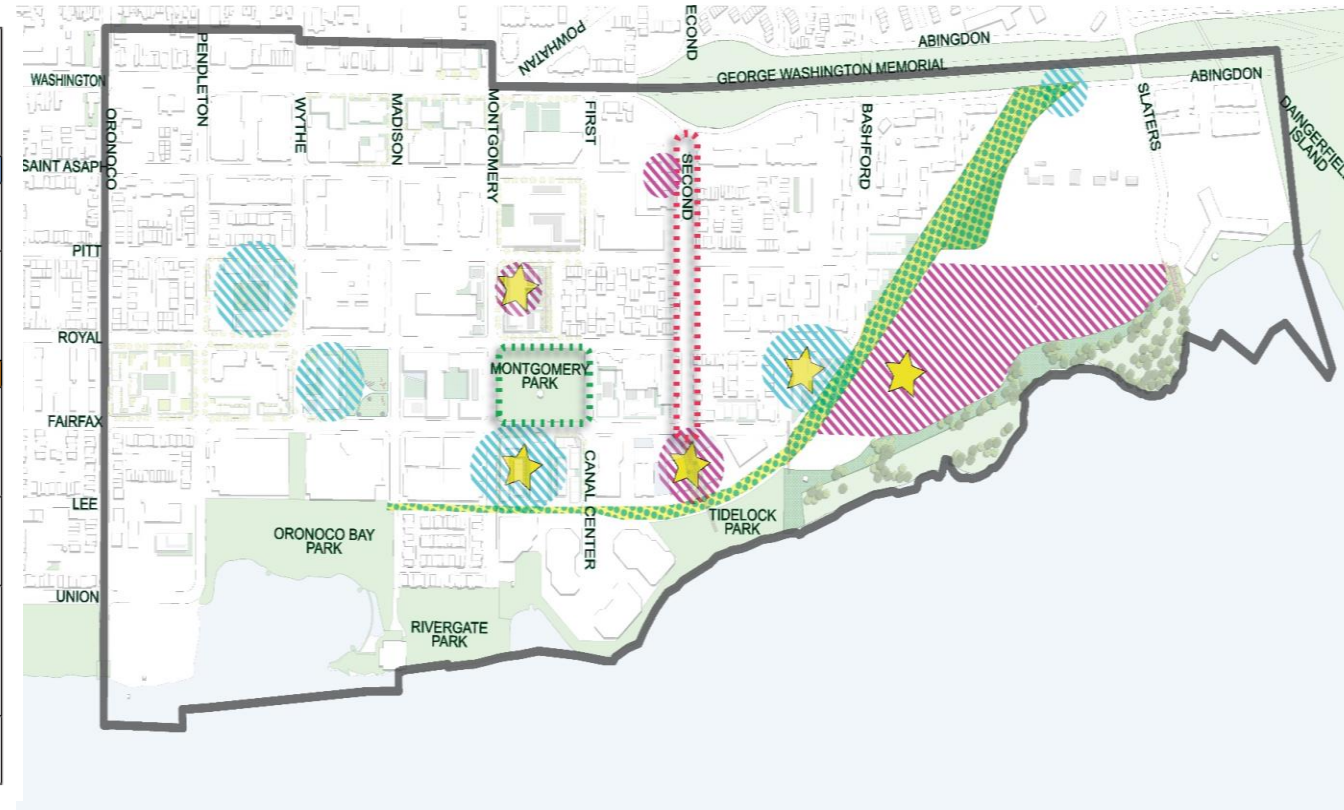
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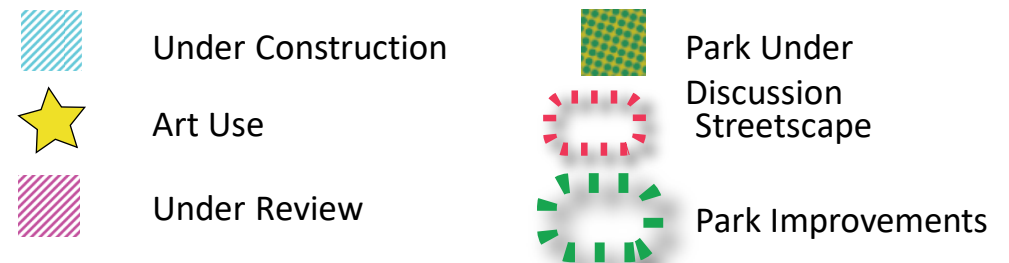
Implementation Case Study

Old Town North

OLD TOWN NORTH SMALL AREA PLAN UPDATE		Short-term (0-5 years)	Mid-term (6-10 years)	Long-term (11+ years)	On-going	Developer Responsibility (as part of development review process)	Responsibility*	Recommendation Number Chapter # . # . # Rec. # Section
IMPLEMENTATION TASKS								
A. Establishment of OTN Developer Contributions and Funds								
1	Establish developer contributions to implement the Plan improvements based on amount of impacts.	x					City	4.4.16
2	Establish all necessary funds such as: a. Streetscape/Tree Canopy Fund b. Open Space Fund c. Combined Sewer/Stormwater Infrastructure Fund, if necessary	x					City	4.4.16
B. Land Use and Economic Development								
3	Coordinate with the former power plant site property owner(s) to attract innovation anchor/uses that build on the intent and recommendations of the Plan.	x	x			x	City	2.5.6
4	Explore the feasibility of a Business Improvement District (BID) or comparable entity to manage the implementation of the Retail Corridors and Arts District.		x				Developer/City	2.5.11
5	Zoning Ordinance change(s) to establish an Art District as permitted through Code of Virginia Section 15.2-1129.1, allowing for the implementation of additional floor area as outlined in the Plan.	x					City	2.5.14
6	Rezone designated redevelopment sites to facilitate adopted Plan objectives.				x		Developer	2.5.15-21



Legend



85% of Plan developed/in review
 100% of new public parks in review
 75% of Art uses under construction/in review

Agenda Item 05: Community Engagement - Equity

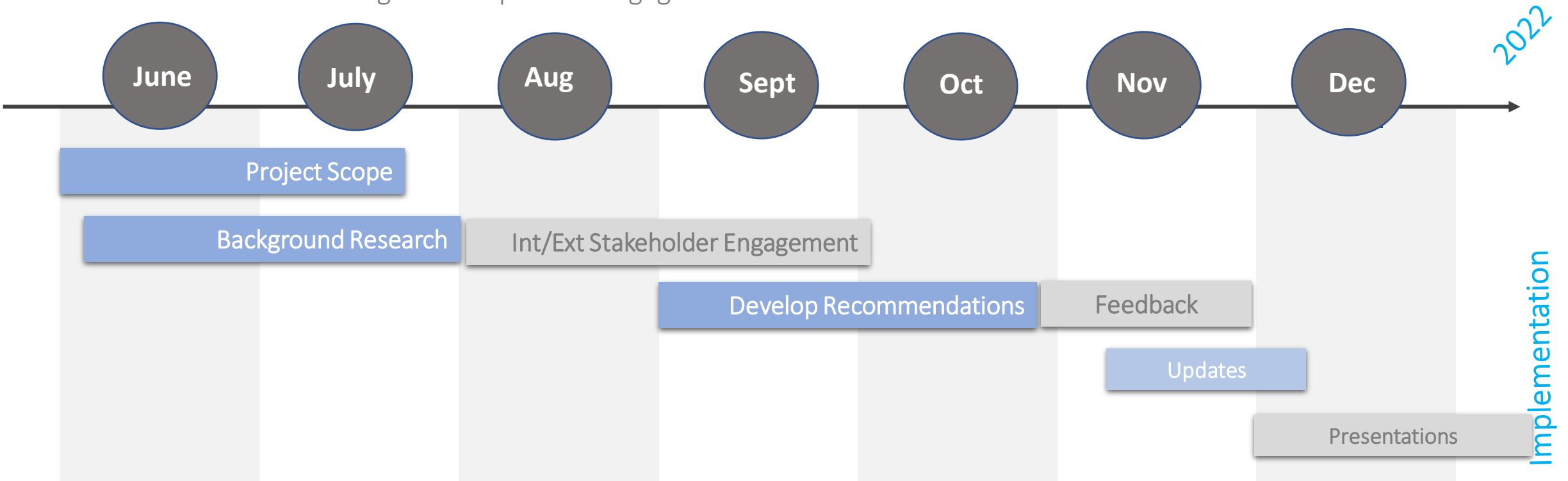
Community Engagement Update

July – December 2021

Objective

Develop strategies to improve and streamline community engagement

- Use lessons learned during pandemic engagement
- Focus on strategies for equitable engagement and outcomes



Planning Commission Discussion - Potential topics for early feedback

- Pandemic lessons learned – what worked well and what didn't
- Improving equitable outreach, engagement, outcomes
- Efficiencies
- Best practices, Examples from elsewhere
- Development review/construction updates
- Implementation updates
- Departments

Zoning for Housing

- Development of New Zoning for Housing Regulatory Proposals Status
 - Fall 2021: Focus will continue on Phase I Initiatives.
 - Winter 2022: Reassessment/Adjustment of Prioritization Plan for remaining Phase I Initiatives and for Phases II and III.
- Related Zoning for Housing Equity Plan/Outreach Plan Development
 - Use of internal Equity Subcommittee Team, Consultant and Oral Histories of several Community Members for over 1 year.
 - Research and Strategies for both the Equity Plan and the Outreach Plan are under Development to align with kickoff of an Updated Winter 2022 Zoning for Housing Prioritization Plan.
 - Zoning for Housing Equity Plan and Outreach Plan will be based on:
 - Identification/Analysis of Root Causes of COA's Historical Housing-Related Disparities/Discriminatory Practices, Laws and Procedures.
 - Preliminary/Final Identification of Provisions within the COA Zoning Ordinance that are Barriers to Housing Production and Affordable Housing.
 - Documentation of Community/City-wide Benefits that can generated through Affordable Housing and Diverse Populations.
 - Identification of Principles/Values/Strategies on which to base Outreach to Educate and Advocate for Affordable Housing and Equity Considerations including such tools as an Equity Impact Statement in future project proposals that go before policy makers.

Current Zoning for Housing Prioritization Plan

CURRENT ZONING FOR HOUSING PRIORITIZATION PLAN		
PHASE I – FY 2021	PHASE II – FY 2022	PHASE III – FY 2023
ADUs	Examine Feasibility of a Zoning Rewrite	Examine Single Family Zones
Cohousing	Examine updates to the Multi-family Parking Regulations	Examine Single Family Parking
Bonus Height Amendment	Examine expansion of Transit Oriented Development	Examine Industrial Zones for Residential Use
Accessory Apartments Provisions in Commercial Zones	Streamline CDDs	Examine residential requirements in commercial zones
Units per Acre Provisions in Mixed Use Zones	Examine Subdivision Regulations and undertake other Practical Updates	Examine possible expansion of By-right development under appropriate circumstances
Townhouse Zones Reconciliation	Examine expansion of RMF zone	
Inclusionary Zoning	Examine Open Space Regulations	

Agenda Item 06: Early Look at Fall Docket

October 2021

805 N. Columbus - DSUP
CDD#4 Amendments (IDA & Hilton)

November 2021

Arlandria/Chirilagua SAP
Oakville Block D - DSUP
Oakville Block C Park - DSUP
Oakville Coordinated Sign SUP
Street Name Case - Oakville Triangle
205 Duncan Avenue Townhomes
Section 9.06 for Seminary Rd AHDC
project

December

Seminary Rd AHDC - MPA &
DSUP
Landmark Overlook - DSUP
AHDC Glebe/Mt. Vernon - DSUP